

116-118 Mill Street (Duplex)
~~116-118 Mill Street~~
Lock Haven
Clinton County
Pennsylvania

HABS No. PA-5534

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18-LOKHA,
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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
MID-ATLANTIC REGION, NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR
PHILADELPHIA, PENNSYLVANIA 19106

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HISTORIC AMERICAN BUILDINGS SURVEY

116-118 MILL STREET (Duplex)

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- Location:** 116-118 Mill Street, Lock Haven, Clinton County, Pennsylvania
- USGS Lock Haven Quadrangle, Universal Transverse Mercator Coordinates:
18.294630.4556840
- Significance:** The building at 116-118 Mill Street is included in a locally significant historic neighborhood which contains architecturally impressive nineteenth-century residential structures with ties to Lock Haven's lumber industry. The Mill Street residential structures, including 116-118 Mill Street, are significant in another context. They are significant as a collection of early-twentieth-century vernacular multi-family housing. Located close to Lock Haven's commercial district, Mill Street provided working class housing for support personnel of local businesses, salesmen, and industrial laborers.
- The building at 116-118 Mill Street contributes to the character of its historic neighborhood as an example of an early-twentieth-century multi-family dwelling. As with many of the surrounding Mill Street residences, 116-118 Mill Street provided rental housing to working families in Lock Haven.
- Description:** This three-story, four-bay brick duplex is set on a brick pier foundation with rough-cut stone infill and segmentally arched basement windows. Neo-classical stylistic influences are present throughout. The most ornamental features of the building include a metal cornice with finials on both front corners and a metal ridged hip roof. The building exhibits a symmetrical four bay facade, a full front porch sited on a brick foundation with a standing seam metal roof, Doric columns and a turned balustrade. Windows are one-over-one double-hung sash set within segmentally arched openings, some paired. The building has stepped parapet walls and exterior stone chimneys. The rear two-story frame addition (c. 1920) sits on brick piers with plywood infill. The third story does not extend to the rear of the building but is two bays deep with small fixed-pane windows and wooden siding on the east or rear facade. A metal canopy is attached to the rear facade of 116 Mill Street.
- The duplex floorplan is three rooms deep and one room wide with a staircase on the interior wall. The second story contains a side hall on the interior wall. The interior of 116-118 exhibits simple woodworking, including wide baseboards and plain window and door surrounds. Some of the first-story window and door surrounds contain beading. Interior historic doors are single-leaf and panelled, and the staircase exhibits a turned balustrade and carved newel post. Architectural details are more simple on the second story. Plaster walls and wooden flooring are located throughout. The interiors of each unit of the duplex are identical and opposite to one another. Both

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sections contain dropped ceiling tiles in some rooms and partition walls on the third story.

Outbuildings located in the rear yard of the property include an aluminum storage shed and a frame/concrete block garage and summer house, both extensively altered.

History:

Before the present duplex was constructed, between 1910 and 1914, use of this lot was peripheral to the Mill Street sawmills, established in the 1850s. By 1891, after the removal of the mills, the Christie Ice House was located on a larger lot containing 116-118 and 120 Mill Street. The Ice House was removed between 1910 and 1914.

According to 1914 Lock Haven Sanborn Maps, the present 116-118 Mill Street (listed as 114/116 at the time) consisted of a three-story frame duplex with brick veneer and a two-story rear section. The house exhibited a one-story frame porch, a slate or tin roof, and no rear additions, porch, or outbuildings. Apparently, the present building was constructed between 1910 and January 1914 by either Statira Drucker or C.R. Gearhart, president of Clark Printing and Manufacturing Company, who acquired it from Ms. Drucker in 1911. It does not appear that the house had an association with the Clark Printing and Manufacturing Company.

Both halves of the duplex were occupied by short-term tenants in the early to mid-twentieth century. As early as 1915, the building was used as a residential rental property, housing mostly middle class workers such as store managers, the manager of the Lock Haven Dry Cleaning Works, a telephone operator, and a paper worker. By October 1925, the larger lot was subdivided and appeared similar to the present lot. At that time, the house was essentially the same as in 1914 but with a rear two-story frame porch. The property appears to have been used as a residential rental property throughout its history.

Documentation of the building at 116-118 Mill Street was undertaken during October and November of 1991. This documentation serves as a mitigative measure for the treatment of this historic property, as it would be affected by a proposed Lock Haven flood protection project under the direction of the U.S. Army Corps of Engineers, Baltimore District. The duplex at 116-118 Mill Street is slated for removal from the property to accommodate the construction of a flood wall as a part of the flood protection project. The duplex will be marketed for sale in an attempt to have it moved. If the duplex cannot be sold, it will be marketed for architectural salvage. The last recourse for the duplex is demolition.

Sources:

Clinton County Legal Records. Lock Haven, Pennsylvania.

Dashiell, David A. *116-118 Mill Street*. Pennsylvania Historic Resource Survey Form 035-WW-027. Harrisburg, PA: Bureau of Historic Preservation, 1/1985.

Hannegan, Susan. *General History and Description of Clinton County, Preliminary Research Report, Clinton County Historic Sites Survey, 1985-86*. Harrisburg, PA: Bureau of Historic Preservation, 1986.

Lock Haven City Directories - 1915 through 1949. Located at the Ross Library, Lock Haven.

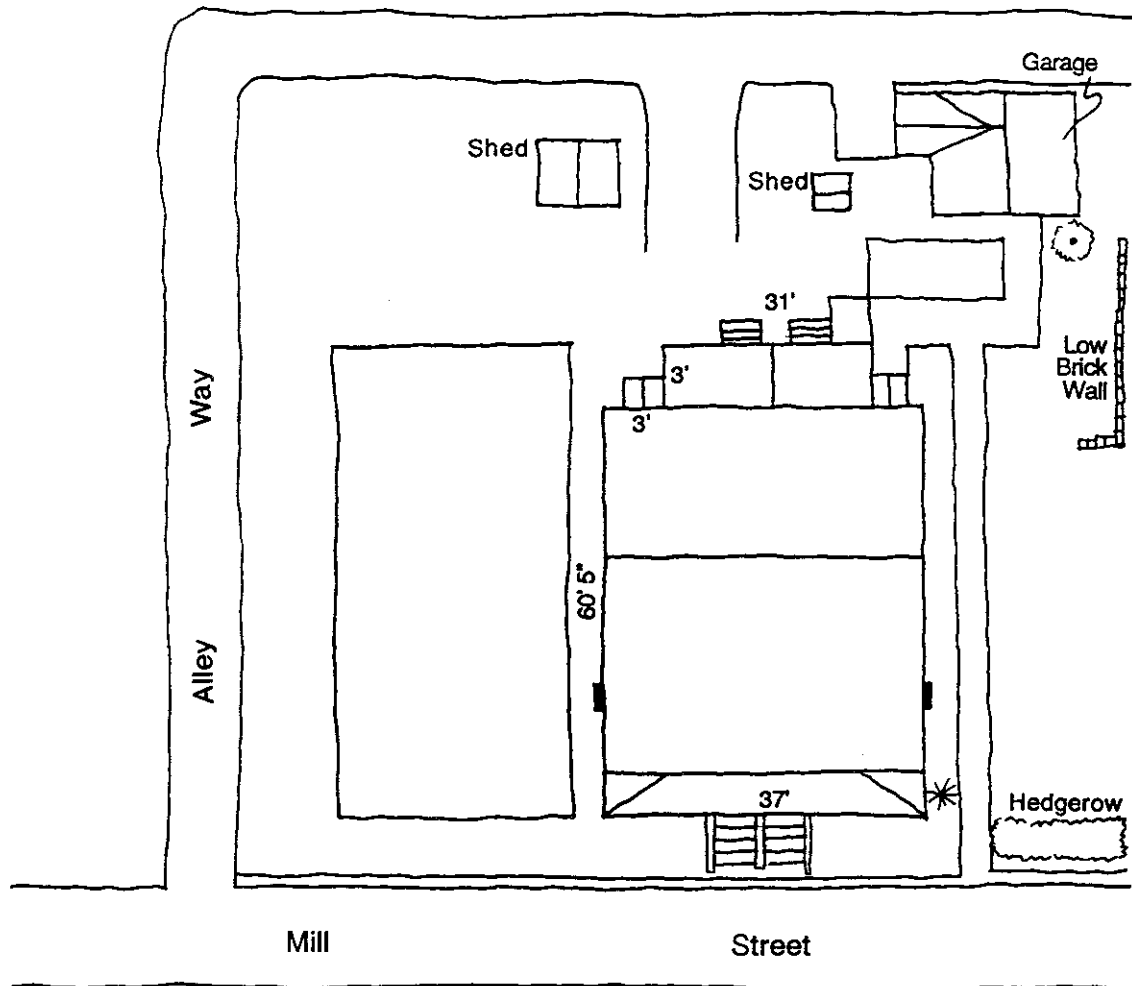
Richie and Stranahan. *Map of Lock Haven, Flemington, and Lockport*. Philadelphia: Richie and Stranahan, 1869. Located at the Clinton County Historical Society.

Sanborn Map Company. *Fire Insurance Map of Lock Haven*. New York: Sanborn Map Company, 1885, 1891, 1901, 1906, 1914, 1925, 1954.

Vento, Frank J., Philip T. Fitzgibbons, Scott D. Heberling, and James Herbstritt. *Phase I Inventory Investigations of Potentially Significant Prehistoric and Historic Period Cultural Resources for the Lock Haven Flood Protection Project, Clinton County, Pennsylvania*. Prepared for the Baltimore District of the U.S. Army Corps of Engineers by Vendel Enviro-Industrial Consultants, 1989.

Walling. *Map of Clinton County, PA*. New York: Way, Palmer & Co., 1862. Located at the Ross Library, Lock Haven.

Historians: Martin B. Abbot and Susan C. Nabors
Kise Franks & Straw
Fall 1991



West Branch
Susquehanna River



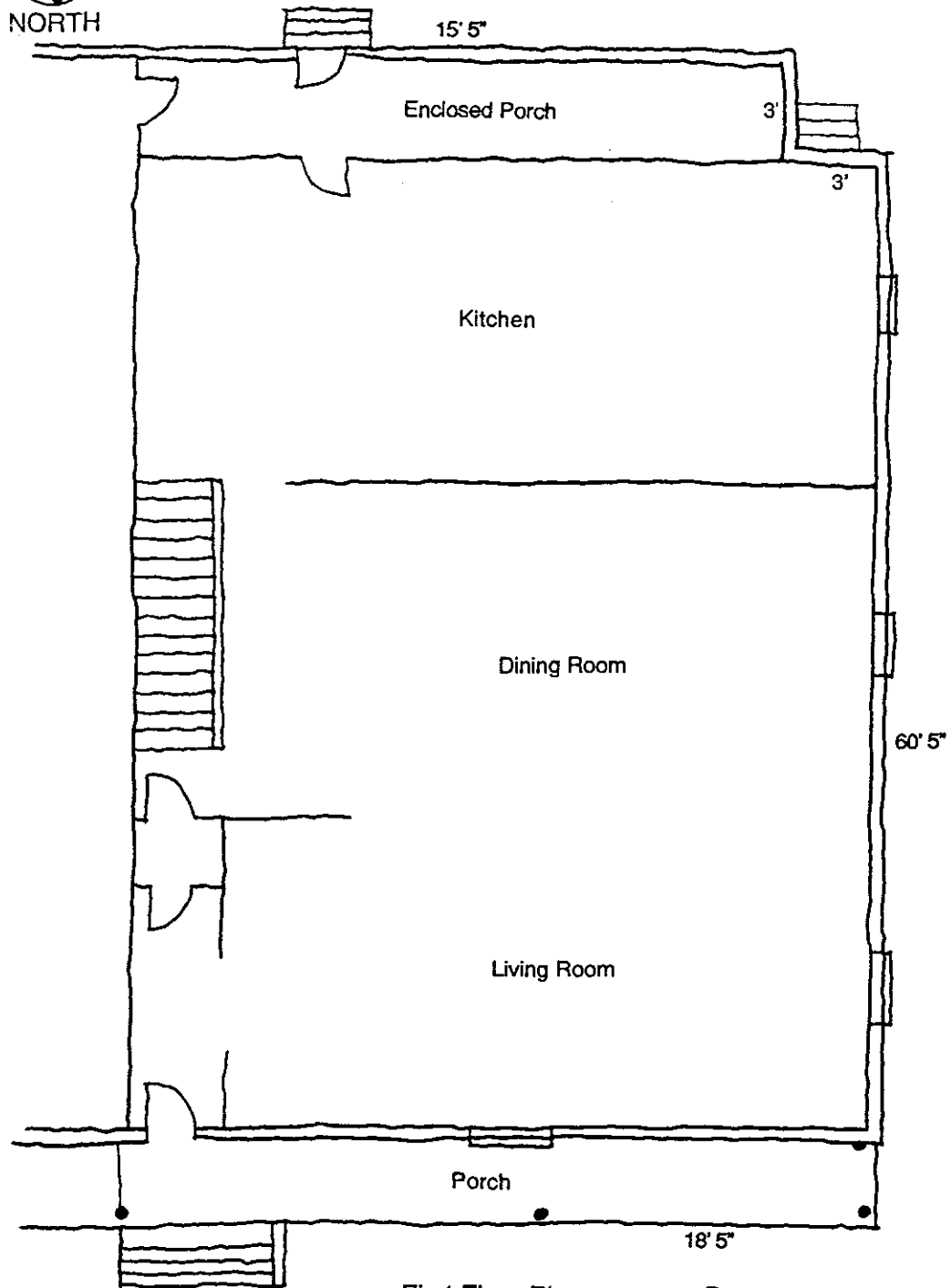
Site Plan
(Not to Scale)

Date Drawn: 1992
Prepared By: Jill Cremer



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116 Mill Street

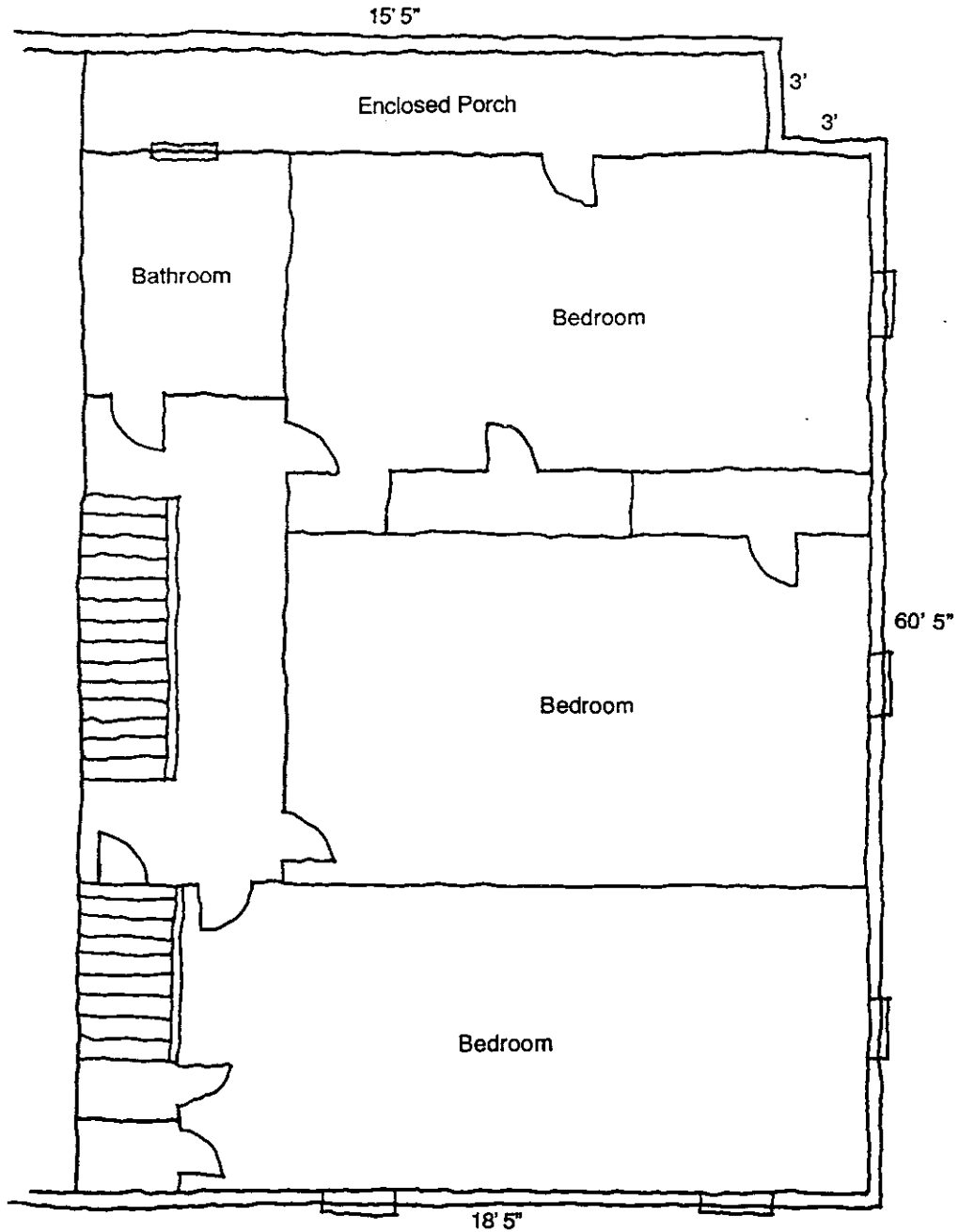
First Floor Plan
(Not to Scale)

Date Drawn: 1992
Prepared By: Jill Cremer



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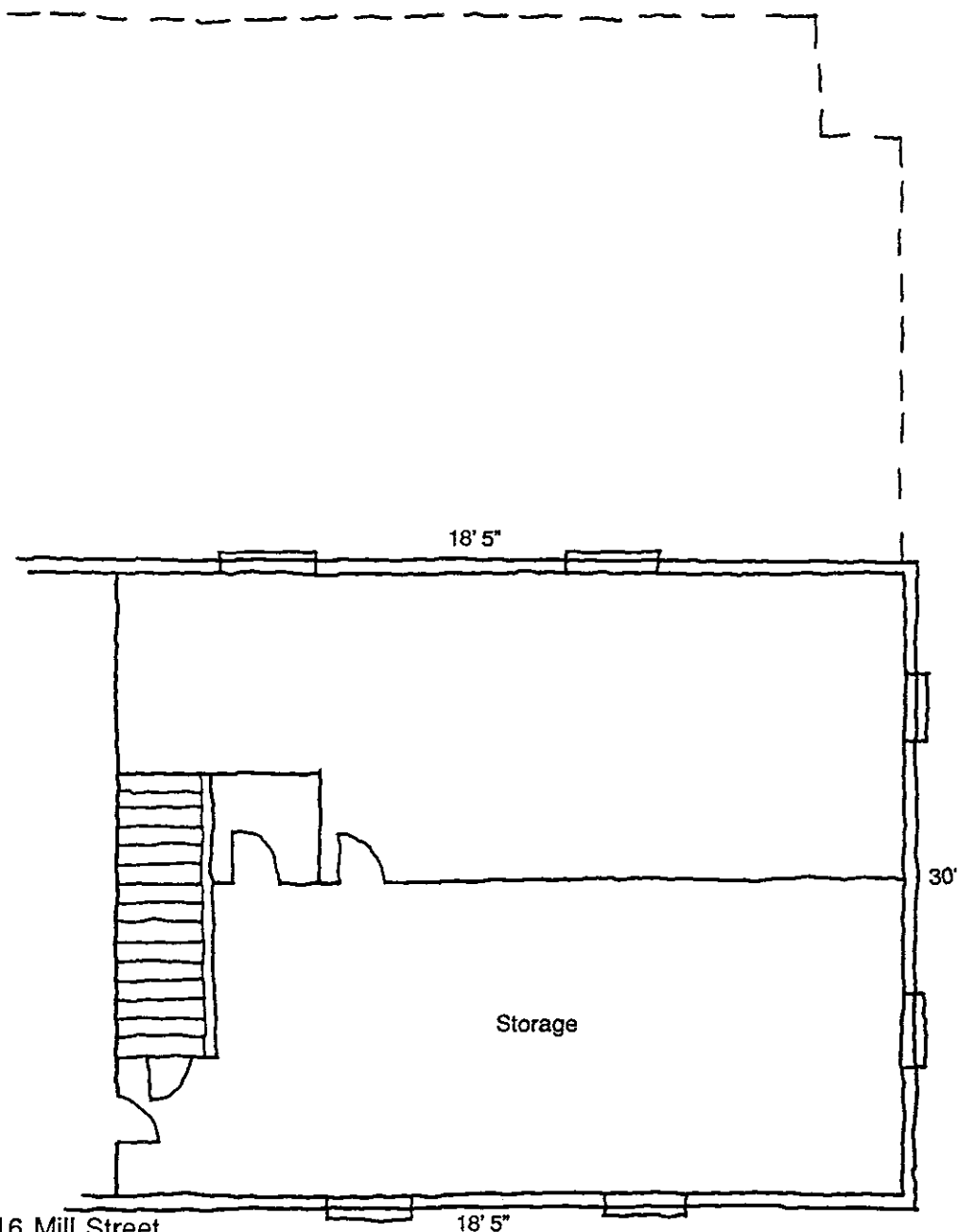
116 Mill Street
Second Floor Plan
(Not to Scale)

Date Drawn: 1992
Prepared By: Jill Cremer



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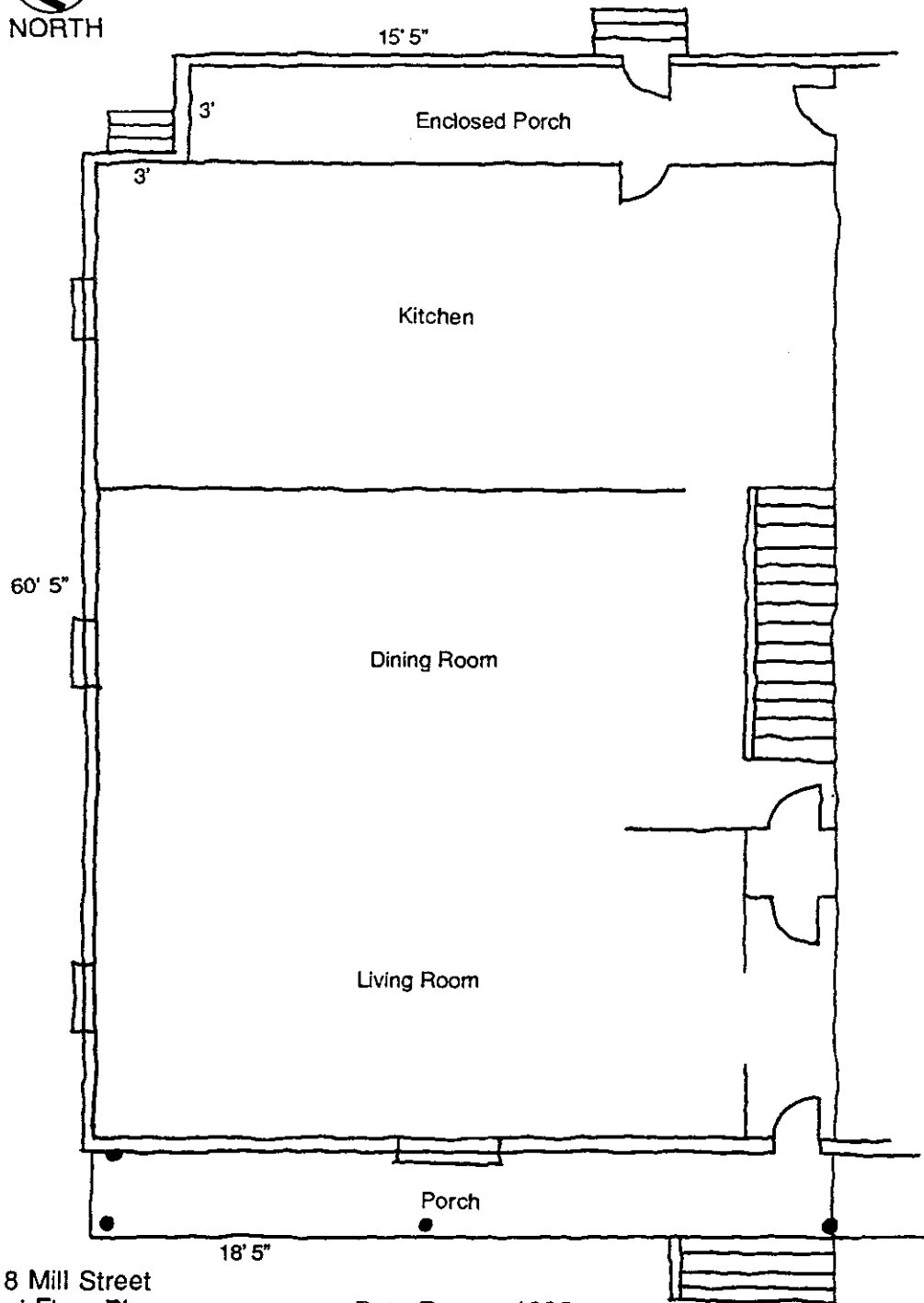
116 Mill Street
Third Floor Plan
(Not to Scale)

Date Drawn: 1992
Prepared By: Jill Cremer



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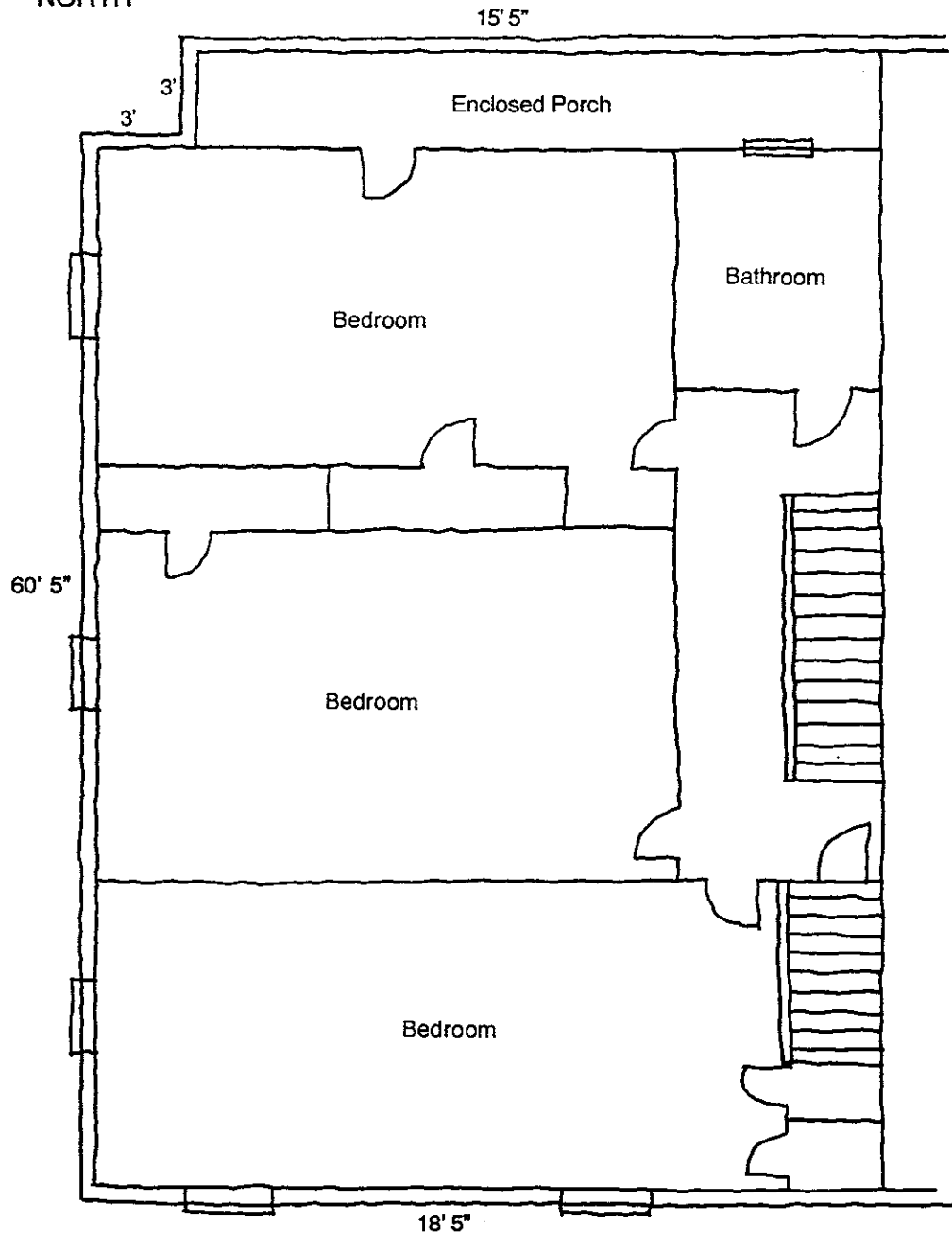


118 Mill Street
First Floor Plan
(Not to Scale)

Date Drawn: 1992
Prepared By: Jill Cremer



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118 Mill Street
Second Floor Plan
(Not to Scale)

Date Drawn: 1992
Prepared By: Jill Cremer



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